CITY REAL ESTATE.

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A I'w Dollars Down and a Few Dollars a Month Will Secure One of These Lots

You Can't Go Wrong-If You Buy New York City Lots at \$100, \$150, \$200

Perhaps More-Perhaps Less-Any Price You Bid We know of no lots in Elmhurst for sale at double these figures. BUT you may be surprised if you attend the sacrifice



EXECUTOR'S AUCTION SALE To Close the Estate of JULIUS STRAUSS, Deceased

SATURDAY, MAY 6th, at 1:30 P. M. ON THE PREMISES, RAIN OR SHINE, UNDER LARGE TENT.

Caldwell, Homans & Lewis Avs., Wool, Bowne, Madison & Jefferson Sts., &c., &c., Close to Both

Grand St. & Queens B'lvd

h trolley cars to 59th St., Delancey St. and Park Row, N. Y., and Brookl Tax Exemption of New Buildings Applies to These Lots. TERMS: Small Monthly Instalments, 70% on Mortgage or Discount for Cash. Titles Insured by Title Guarantee and Trust Co.

Write, call or telephone for Illustrated Map.

ERE JOHNSON JR. CO., Auctioneers, 193 Montague St., Brooklyn. Phone 1238 Main.

Announcing Further Big Auction Sales

United States Government Housing Projects

BATH, Maine 109 Brick Dwellings, Monday, May 8th, Bath, Maine LORAIN, Ohio

232 Dwellings, Tuesday, May 23, Lorain, Ohio WYANDOTTE, Michigan

79 Dwellings, Thursday, May 25, Wyandotte, Mich. GROTON, Conn. 94 Dwellings

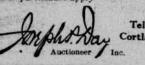
> Date to be announced later All Properties of the

U. S. Shipping Board — E. F. C.

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General Counsel, U.S.S.B

67 Liberty Street New York City



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BUILDING LOAN MONEY

Long term loans in any amount on small wellings, walk-ups and fireproof buildings. ELISHA SNIFFIN. 135 Broadway. Phone 5626 Rector.

\$1,500,000 DUROSS CO. Burday 5734.

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From Battery to 14th St., Inclusive.

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Choicest

Building Plot

in Lower Manhattan

near Subways Sale or lease

Size-146 feet front by 85 feet deep.

About 12,300 square feet.

Communicate with Owner, Box D 516 Herald, 280 Broadway.

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JOHN PETERS, 210 E. 14th St.

Above 14th St. to 59th St. (Inclusive).

45 th ST. WEST

Size 60' x 100' 5"

FOR SALE

EXCEPTIONAL

OPPORTUNITY

FELIX ISMAN, Inc.

501 Fifth Avenue

MURRAY HILL 2250

OR YOUR OWN BROKER

50 Foot Corner on 6th Avenue

IN THE FIFTIES
For Sale. Reasonable Price.
& G. PFLOMM, 1333 Broadwa

Lexington Avenue below 34th Street Four story building on lot 21,11x00 F. & G. PFLOMM, 1333 Broadway.

Vicinity 42d St., near Madison Av.

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Nos. 66-68-70

ON THE BAY MONEY TO LOAN & WANTED OPPOSITE THE PARK



MONDAY NIGHT, MAY 15th

66 BAY & PARK LOTS

CROPSEY & 15TH AVS., BAY 8TH AND BAY 10TH STS.

662-3% on Mort.-Titles Insured By Title Guarantee and Trust Co. Send for trap with photos of property. Jere Johnson Je. Ca., Auctioneers, 193 Montague St., Brooklyn, Phone 1238 Main.

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Summer Residence on the Coast of Maine Furnished Residence, All Necessary Out-buildings and 350 Acres Directly on the

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When you use ordinary roofing, you can figure out almost to a day when you will have to put on another new roof. When you use Ambler Asbestos Shingles you can look forward and see your grandchildren and great-grandchildren **459 CHEAP LOTS** sheltered by this everlasting roof. And what better heirloom could you pass on to them than a roof that lasts forever, never requires paint or repairs, and is thoroughly

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Three styles - Four permanent colors

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New York Office: 828 Woolworth Building.

Nearby Dealers—W. H. C. Russell, New Brighton, N. Y.; Craig & Brown, Brooklyn, N. Y.; Davie Bres., New York City; Downing Bros., Locust Valley, N. Y.; Hotchkiss Bres. Co., Torrington, Conn.; E. G. Wm Musbach & Son, Inc., Middletown, N. Y.; Braeford & Deruchie, Syracuse, N. Y.; North Hudson Mfg. Co., Weehawken P. O., N. J.; H. F. Greiner, Passalc, N. J.; Herbert Rutt, Paterson, N. J.; Fred Jennings, Freehold, N. J.; New Jercey Roofing Co., Perth Amboy, N. J.; Lyde Ellis, Onconta, N. Y.; Wy Yates Lansing, Rensselaer, N. Y.; Robert McClorry, Newark, N. J.; Binghamton Siag Rfg. Co., Binghamton, N. Y.; Nonpareil Rfg. Co., Bridgeport, Conn.



Above 59th St .- 5th Av. to East River. | Above 59th St .- 5th Av. to East River.



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Fifth Avenue Apartments 5, 6, 7 ROOMS-2, 3 BATHS. \$3,000-\$5,600 Consult Your Own Broker, or

FRENCH & FRENCH, Inc., Agents, 399 MADISON AVE., CORNER 41st ST.

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Doctor's Opportunity: IMMEDIATE POSSESSION Opp. Stuyvesant Park: 4 story & baser JOHN PETERS, 210 E. 14th St.

Above 5981 St .- 5th Av. to East River.

DRIVATEHOUSE SUGGESTION

Just off Madison Avenue, on the crest of Lenox Hill, 25 foot, 5 story, modern American basement house, 8 mas-ter's rooms, 6 servants' rooms, dining and living room exten-sion. Former asking price, \$150,000, has just been re-duced to \$115,000.

In the East Seventies, close to Madison Avenue, 5 story, modern basement dwelling, 4 master's rooms, 4 baths, 2 story butler's pantry exten-sion, has just been reduced sion, has just been reduced to \$56,500; this can be bought for \$10,000 cash.

Seen by Appointmen PEASE & ELLIMAN 340 Madison Av. Tel. Murray Hill 6200

RENTAL \$8,700. PRICE \$52,000

JOHN PETERS, 210 EAST 14th ST.

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On investment of \$22,000 in modern 7 story elevator apartment house, which produces a net income of over \$8,000 per annum, near 103d st. and Broadway subway station. NASSOIT & LANNING B'way & 89th St. Tel. 8380 Riverside

BIG BROADWAY BARGAIN Fireproof Store and Loft Building, Near 72d Street Subway, WITH 21 YEARS' NET LEASE.

AT LEAST 10 TO 12 PER CENT.
IEAPEST PARCEL IN HIGADWAY
PRICE ONLY \$200,000 LENOX GOODWIN Harles

57 WEST 76th ST. 18 Room House For Sale 4 Story and Basement

IMMEDIATE POSSESSION C. H. MEYER 103 Warren St. Barclay 5271

\$70,000 will buy FOUR STORY & BASEMENT RESIDENCE In lot 25x100 on 73d st., west of Broadway, F. & G. PFLOMM, 1233 Broadway.

West End Av., near 100th St. FOR SALE, \$30,000.
F. & G. PFLOMM, 1333 Broadway.

Near Morningside Park. BUSINESS PROPERTY

Mercantile Warehouses and Factories.
LOUIS SCHRAG, 142 W. 23D ST.

Near Morningside Park.

An advertisement in the Lost and Found columns of THE NEW YORK MERALD offers a real possibility of JOHN PETERS, 210 E. 14th St.

CITY REAL ESTATE. Above 59th St .- 5th Av. to North River.

BUY A BARGAIN \$28 Per Room

12 Story

WEST SIDE; BEST LOCA-TION; GOOD LAYOUT. ASK-ING 8875.000; ASKING S140.003 CASH. EXCELL-LENT TERMS ON MORT-GAGES. 100x125. BY LETTER ONLY. NO PHONE CALLS; NO BROKERS. W. H. EBBITT CO.

118 WEST 721

Heights, Above West of 8th Av.



Five New Brick Residences Colonial Architecture. Semi-detached.

Colonial Architecture. Semi-detached.
Just Completed; are Tax Exempt until 1932.
Each house occupies a plot approximately 25x100 feet and contains 6 rooms and bath with laundry and storeroom in basement.
Locarion is on Cedar Avenue, near Fordham Road, opposite New York University and the Hall of Fame, is near the Broadway subway at 207th Street station, or New York Central Railroad-University Heights Station.
The surroundings are semi-suburban, in beautiful residential section lined with shade trees.
High elevation. Every modern improvement. Titles guaranteed.

NOW READY FOR OCCUPANCY

Cedar Avenue Construction Co., Inc. 120 Broadway, Room 1602. Tel. Rector 572 Brokers Fully Protected

Washington Heights Corner \$25,000 cash buys the choicest cated 5 story 20 fam is and 5s, 50x10; built 50x100, up to directed at \$13 per room; rent \$16,250; built 50x100, up to directed at \$13 per room; rent \$16,250; built sorting 1 PHELPS, 2678 Valentine Av. Phone Tremont 6195.

St. Nicholas Av., near 152d St. FIVE STORY 22 FOOT RESIDENCE for sale, \$18,000 F. & G. PFLOMM, 1333 Brondway.

Large and Small Investments

rice 6 story, high class clevator apartnts, Excellent Washington Heights locasize 88x100 cach. Layout, 4s and 5s,
who total \$105,000, Excellent terms agged. \$100,000 cash required.
story high class elevator apartment,
shington Heights location. Income over
600. Price \$100,000.
orper: 6 story walk-up, Broax, size 67x
Layout, ground floor, 8 stores, upper
rs, 2s, 4s and 5s. Rental \$24,000. Excelterms can be arranged, as parcel is free
clear. d clear, story Bronx walk-up, size 40x100. Rent 1,500, Price \$74,000. dany good small investments, requiring on \$6,000 to \$10,000. It will pay you to vestigate. Write, phone or call. E. J. MAAS REALTY CO., Inc., 200 West 102d St. Phone Riverside 0804.

55 LIBERTY ST., N. Y. am 8265.

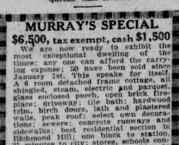
situated excellent private house block.
RENT \$5.500 BOTH.
SACRIFICE \$15.500 CASH.
Perfect order, rare speculative investment.
Easy terms, possession of ground floor,
vacant six room apartment.
GOODWIN & GOODWIN, 260 IENOX AV.

\$40,000 eash buys block front with 16 stores, leased for \$22,000 pet annum; mortgage \$100,000 at 68 \$62,000 per perior \$140,000 per annum. Principals only Price \$140,000 140,000. PHELPS, 2678 Valentine Av. Phone Tremont 6195.

WOODLAWN HEIGHTS-BRONX Two family brick house, with garage; and 7 rooms; all improvements; hot was teat. No agents. For information write 535 Herald, Bronx.

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with interest buys coxy home, 6 rooms, bath, glass enclosed porch, steam heat, parquet floors, tile bath, beautiful fixtures. Take Culver line "L" to 18th Ave., walk south to 51st St. PHONE 8303 BLYTHEBOURNE.



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Take Queensboro Subway (CORONA BRANCH) at Grand Central Station to ELMHURST AV STATION (GIBSON'S office at foot of stairs), or trolleys marked Filishing or COLLEGE POINT from Manhattan end of Queensboro Bridge (50th) st., to JUNCTION AV, walk one block north to buildings, JACKSON & JUNCTION AVS., ELMHURST, 1., 1.

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Murray 7008 Jamaica Ave., nea 78th 8t. Tel. Richmond Hill 8185. Auto Service.

minutes from Manhattan; BRICK, STUC O AND FRAME. One or two stories high large plots, 5 or 7 rooms and bath, wit-the up to date improvement. TERMS LIKE RENT!

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CITY REAL ESTATE:



REFLECTIONS OF YOUR DREAMS Living Room - Twin partment Dwellings KINDRED-MAVOY HOMES ASTORIA LI

Two 6-room apartments; open fireplaces—2 large sleeping porches. Small cash payment from responsible purchasers; Income from rented apartment will meet future payments.

4-CAR GARAGE WITH PRIVATE DRIVEWAYS The savings of garage fees combined with the substantial saving that Tax Exemption provides, will give you your OWN RENTAL FREE and a margin above.

WM. D. BLOODGOOD & CO. Inc.

Send for descriptive pamphlet of this semi-suburban community served by the Dual Subway System, adjoining Arleigh and the new East River Park. Initial operation housing 28 families just completed on Howland Street north of Ditmars Avenue, Astoria.

Lots

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497 Canal St.

137 and 139 E. 28th St. 244 and 246 W. 39th St. 38x98.9, 60 day possession.

1024 Park Ave. story American basement dwell rooms, 5 baths; Electric elevator

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Residence 120 West 183d St., corne
of Loring place—A 3 story and basemen
ster and frame dwelling, 11 rooms and
sath. Immediate possession. Broker M. B. LARKIN,

Cheapest 5 Story Single Flat

Bronx-Sale or Let.

Brooklyn-Sale or Let. BAY RIDGE COTTAGE

TAX EXEMPTION SAVES \$1,750

MURRAY'S SPECIAL
\$6,500, tax exempt, cash \$1,500
We are now ready to exhibit the most exceptional dwelling of the times; any one can afford the carrying expense; 30 nave been sold since January 1st. This speaks for itself. A 6 room detached frame cottage, all shingled, steam, electric and parquet, glass enclosed porch, open brick fire-place; driveway; the bath; hardwood trim, birch doors, lath and plastered walls, peak roof; select own decrated the self-shingled steam; sewers; concrete runwardend sidewalks; best revilential setting in Richmond Hill; one block setting in Richmond Hill; one block extending the self-shingled steam of property, 109th st. and Roancke av. See sole agent.

MURRAY

Last stop Fulton "Light Soos."

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gar. pens and d and 12 4 streets, set This and Other Bargains, Call GIBSON'S OFFICE.

IT WILL PAY YOU TO SEE
MY NEW TAX EXEMPT
IDEAL HOMES

Behools, churches, stores.

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Write to S. J. DOUROJOHN or call 154

Sampar st., come 1903, N. V. C. what you are after. Try one. Telephone

LOTS 30 100 HOMES THAT ARE COMPLETE—NOT MERELY HOUSES Ideal Home Surroundings
We have restricted our property to only
ONE-FAMILY DETACHED COTTAGES, \$8,200 UP

Lots AT HOLLIS TERRACE

Hollis Station, L. I. R. R. 35 Minutes to New York, 25 Minutes to Brooklyn The Homey Section of Queens An Exceptional Bargain in LOTS, \$500 UP
FOR BUILDERS OF ONE AND TWO FAMILY HOUSES

HOME

We will subordinate 75%. Loans provided responsible builders of Tax Exempt Houses in the fastest growing section of Greater ELWOOD M. TOWNSEND & CO., Inc.,

Tax Exempt—Two-Family Houses For Sale on Payments Easier Than Rent CABH REQUIRED, \$2,000 Houses decorated, asphalt streets, electric light, tiled kitchens, hardwood floors, sep-

INCOME \$1,140.00

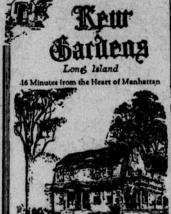
697.50 Profit on \$2,000 investment equals to 22%.

TO BE APPLIED TO PAYING OFF SECOND MORTGAGE,

STIER-BAUER INC., Builders 651 FRESH POND ROAD,
Near Fresh Pond Road Station of MYRTLE AV. ELEVATED..

Telephone EVERGREEN 2909. Office Open Daily, including Saturday and Sunday.

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Build this House on a large plot

For \$14,500 A colonial dwelling of unusual architectural charm 7 Rooms and 2 Baths Other Types at Prices under \$12,000 and up.

Kew Gardens standard of construction—tile bath, hardwood floors, etc. Our Building Service gives you this opportunity at a great saving over regular cost

Six Rooms and up EDGEWORTH SMITH, Inc. Sole Agents for Kew Garden Corporation

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Houses for Immediate Occupancy

RICHMOND HILL BARGAIN 12 room corner house, on plot 33x9s ft uitable for 2 families; all large, ligh coms; steam heat, gas, electric lights arquet floors; hatantaneous water heater

WM. MEHRMANN, BUILDER Take Fulton St. L to Lefferts Ave. Sta., ise 116th st. stairs, walk to 114th st. and wo blocks south to premises.

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DOUGLAS MANOR, L. I. hollow tile stucco, slate roof, nsard type. Copper gutters, lead-opper screens. Built for a home full copper screens.
fay labor.
ot 80x132 corner on hillside, five
ot 80x132 corner on hillside, five
ot 80x132 corner on hillside, five Plot SOX132 corner on hilliside, five minutes station; water views; 300 feet from shore. Beautiful surroundings; large trees; large garden plot.

First Floor-Dining room, mald's room with titled bath, kitchen, laundry; fireproof garage; refrigerator closet, cold closet. Tile and concrete floors throughout.

Second Floor-Large living room with fireplace, sun room, three bedrooms, tiled bath. Quartered oak floors throughout.

Third Floor-Four bedrooms, sewing room, tiled shower bath. Quartered oak floors throughout.

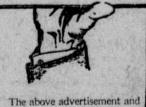
A house designed to reduce housework to a minimum. Numerous conveniences; eighteen closets for all purposes; clothes chute; all plumbling fixtures built in. Shown by appointment. Phone E. W. MURRAY, owner, Bayside 1630-R.

ACREAGE, HEMPSTEAD, L. I. Will divide 40 acre farm into plots of one of the acres; price \$1,000 per acre. This property is located near the SALISBURY GOLF COURSE, MEADOW EROOK HUNT CLUB and close to the New Hotel which will be opened this season: 29 unless from the HEMPSTEAD and WEST EURY STATIONS and is ripe for improvement. For further particulars upply to

JOHN E. HENRY, Jr. 89 Montague st., Brooklyn, N. Y., phon MAIN 7979, or 309-311 5th av., Nev York City, phone Longacre 5907.

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REAL ESTATE SALES MANAGER Westchester county office, New Rochelle. Address Box No. ...



nany others like it appear in o-day's issue of The New York The address of this and other

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THE NEW YORK HERALD

280 Broadway

Telephone Worth 10,000

REAL ESTATE-Out of City.

Long Island-Sale or Let, BALDWIN, L. I. My Experience and Reputation for the Past 10 Years Is at Your Service

nienta; plot ToxISO; with garage; cash \$1,500. Price. \$4,700 menus; piot Tox130; with garages cash \$1,300. Price
Beautiful 7-room house, all modern improvements, 2 blocks to station; large shade trees, piot 50x125; terms to suit. Price.

6-room cottage, hot water heat and gas; plot 75x230; with grange; beautiful shade, shrubbery and fruit trees; 7 minutes to station; terms to suit. Price
Attractive bungalows; 5 rooms; all modern improvements; 12 minutes to station; cash \$1,000. Price.
Fine bungalow, 5 rooms, modern improvements; 10 minutes to station; lot \$50x100, with garage; terms to suit. Price
Waterfront bungalow, 4 rooms; deep water; all improvements. Price.
Magnificent 7-room ke % at the station; new; as modern improvements; terms to suit. Price.

6-room bungalow, new; every modern improvement; terms to suit. Price.

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6-room bungalow, new; every modern improvement; near troiley and sebt-di. Price

Bacalow, 6 rooms and bath, bot wa-Groom bungalow, new; every modern improvident; hear trolley and sobted. Price

Bohgalow, 6 rooms and bath, het water heat, all modern improvements;
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Gentleman's residence; 9 rooms; all modern improvements; first class condition; 2 minutes to station; on main street; piot 100x320, with 2-car garage; terms to suit. Price...\$

Sacrifice; gentleman's residence; 9-room house; all modern improvements; 5 minutes to station; all equipped for chicken raising; large outbuildings; 2 acres of hand; terms to suit. Price...\$

LOUIS KOCH 11 GRAND AV., at Station. Tel. Freeport 693. BALDWIN, L. I.

GREAT NECK "太江市"。 117

\$75,000 -This fine homestead, 7 ma-ter bedrooms, 4 baths; con modious living quarter. Barns, stabling, poultr houses, garage and cottage Offered with 19 acres, o

\$55,000 -Stuce, tile roof Residence, 4 master bedrooms, 8 baths; garage; on 1½ acres.
\$23,000 -Colonial house, 4 master bedrooms, 3 baths; garage; large plot. 4 Minutes to Manhattan by electric appress service. Direct good motor roads over the Queensboro Bridge.

Baker Crowell, Inc. 47 West 34th St., New York City.

RIDICULOUS! Ten minutes walk from GREAT NECK Station and only \$3,500 an acre.

Only \$3,500 an acre.

Yet, I have a rambling well built old 'fashioned house (gas, water, sewerage, telephone, etc.), minor out-building and 52 beautiful acres located on the highest ground in GREAT NECK (265 feet above water level), with a commanding view of the country for miles around.

It is ideal for a club house, school, hotel or development purposes—but best of all for a private all-the-year-round estate where the owner can carry out his own ideas of land-scaping.

For further particulars and a per-I. G. WOLF, Agent

NORTH SHORE

1270 BROADWAY, N. Y. C.

of Long Island We have listed all the available furnished houses which are for lease for the season. The rentals range from \$2,000 to \$6,500. Many have pre-viously been held at higher prices.

Several Bargains are now offered for sale.

WHEATLEY HILLS REAL ESTATE CORPORATION

SUMMER RENTALS NORTH SHORE

Six master bedrooms, 4
maids, 5 baths. Large gardens, fruits of all kinds.
Beautiful grounds, all kept
up by owner. Three car garage. Stable for saddle horses.
Near country clubs.
RENTAL \$5,000.

108 Handsome Estate on water

3/2 Acre, overlooking golf course. Six bedrooms, three baths. Beautiful grounds. Garage. \$2,000.
BATHING RIGHTS. New Colonial House, Four bedrooms, three barns, Garage, \$1,800. L'ECLUSE, WASHBURN & CO., 25 East 40th St., New York.



BELLMORE-6-7-8 rooms, at 'Water View,' near boaling, bathing, fishing and railroad station; all improvements; for all year occupancy; fine train service; schools, tores, churches, theater; 35,850 up; cash 1,090, balance easy terms. Agent on premises or C. J. CAMPBELL, at station. Phone Wantagh 38.



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